

*Prepared by and return to:*  
*David F. Delgado, Attorney*  
**DELGADO LAW FIRM, PLLC**  
5779 Getwell Road, Bldg. D, Suite 5  
Southaven, MS 38672  
662-536-2120  
MS Bar No. 99983  
10-05-0087

Address of Grantor:  
4744 WE Ross Pkwy  
Southaven MS 38671  
Residence Phone: 901-215-3462  
Business Phone: N/A

Address of Grantee:  
2770 Austin James Drive  
Southaven, MS 38672  
Residence Phone: 901-481-5714  
Business Phone: N/A

Indexing Instructions: Lot 374, Section "H", Deerchase Subdivision, in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 99, Pages 30-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi

#### WARRANTY DEED

**FRANCISCO RUELAS MINOR,**  
A Married Person,

**GRANTOR**

**TO**

**ESPERANZA IZQUIERDO,**  
A Married person

**GRANTEE**


**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **FRANCISCO RUELAS MINOR, A Married Person**, does hereby grant, bargain, sell, convey and warrant unto **ESPERANZA IZQUIERDO, A Married Person**, in fee simple the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 374, Section "H", Deerchase Subdivision, in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 99, Pages 30-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

Grantor hereby certifies that this property is not a part of his homestead.

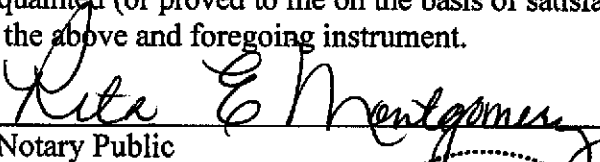
**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2010 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

**WITNESS** our signatures this the 25<sup>th</sup> day of June, 2010.

  
 \_\_\_\_\_  
 Francisco Ruelas Minor

**STATE OF MISSISSIPPI  
 COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 25<sup>th</sup> day of June, 2010, within my jurisdiction the within named Francisco Ruelas Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledge that he executed the above and foregoing instrument.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 7-28-13

